

**MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS**  
**THURSDAY, FEBRUARY 18, 2021**  
**5:30 P.M.**  
**COUNCIL CHAMBERS**

1. CHAIRMAN ALISE HOWLETT CALLED THE MEETING TO ORDER AT 5:30 P.M.

MEMBERS PRESENT: ALISE HOWLETT, DENNIS HENDRICKS, LYNDI TOO HILL,  
CATHY NELSON  
BEN DANIELSON, MIKE OWENS

MEMBERS ABSENT: SHAWN NOVAK

OTHERS PRESENT: ANDREW QUINTANILLA – ZONING OFFICER

OTHERS ABSENT: ATTORNEY PHIL NICOLOSI  
SHEILA MILLS - SECRETARY

2. MINUTES

Mrs. Nelson moved to approve the minutes from the meeting held December 17, 2020.  
Second by Mr. Hendricks. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

4. UNFINISHED BUSINESS

None

5. NEW BUSINESS

- A. **507 BOYLSTON STREET – ZONING MAP AMENDMENT FROM THE CG ZONING DISTRICT TO THE R1 ZONING DISTRICT.** Appropriate notice has been given.

Angela Stedman, 507 Boylston Street, Loves Park, IL was sworn in as Petitioner and indicated that she is requesting a Zoning Map Amendment so that she can sell the property.

No objectors present.

Mrs. Howlett commented that a hardship exist with the current zoning.

Mr. Owens moved to approve a Zoning Map Amendment from the CG Zoning District to the R1 Zoning District for the property known as 507 Boylston Street. Second by Mrs. Toohill. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

**MOTION APPROVED 5-0**

- B. 5400 & 5312 N. SECOND STREET – AN AMENDMENT TO A SPECIAL USE PERMIT FOR COMMERCIAL VEHICLE SALES IN THE CR AND N. SECOND STREET OVERLAY DISTRICTS.** Appropriate notice has been given.

Mr. Quintanilla indicated that the petitioner is not present and has requested that the petition be laid over to next month's meeting.

No objectors present.

Mr. Owens moved to lay over until next month's meeting, an amendment to a Special Use Permit for commercial vehicle sales in the CR and N. Second Street Overlay Districts for the property known as 5400 & 5312 N. Second Street. Second by Mr. Hendricks. The findings of the facts have been met and discussed in accordance with the zoning recommendations.

**MOTION APPROVED 5-0**

Items C and D were discussed together and voted on separately.

- C. TEXT AMENDMENT: 102-338, D) PERMITTED USES, 6) EAST RIVERSIDE FRONTAGE.**

Mr. Quintanilla indicated that both text amendments are related to the East Riverside Overlay District and will allow a use that requires a Special Use Permit to be allowed as a permitted use. Also amended is the development guidelines for exterior building materials in the overlay district.

No Objectors present.

Mr. Owens moved to approve the text amendment 102-338, D) Permitted Uses, 6) East Riverside Frontage. Second by Mr. Hendricks.

**MOTION APPROVED 5-0**

- D. TEXT AMENDMENT: 102-338, H) DEVELOPMENT GUIDELINES AND STANDARDS, 1) BUILDING DESIGN, A) EXTERIOR BUILDING MATERIALS.**

No Objectors present.

Mr. Quintanilla indicated that he is also requesting that a portion of Item D, Not approved exterior materials that are visible to the public right of way deleted.

Mr. Owens moved to approve a text amendment 102-338, H) Development Guidelines and Standards, 1) Building Design, A) Exterior Building Materials, with the addition of striking "Not approved exterior materials stucco and BIFS may not be used on first story 6-ft above grade of the building" from the ordinance. Second by Mrs. Toohill.

**MOTION APPROVED 5-0**

**6. PUBLIC PARTICIPATION AND COMMENT**

None

7. General Discussion

None

Mrs. Nelson moved that the meeting be adjourned. Second by Mr. Hendricks. Motion carried by voice vote. The meeting adjourned at 5:55 p.m.

Sheila Mills, Secretary